

Executive Summary Report

Characteristics Based Market Adjustment for 2002 Assessment Roll

Area Name: Area 17 – Fauntelory
Previous Physical Inspection: 1999

Sales - Improved Summary:

Number of Sales: 360
 Range of Sale Dates: 1/2000 -12/2001

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$111,800	\$155,400	\$267,200	\$295,100	90.5%	12.64%
2002 Value	\$119,700	\$170,800	\$290,500	\$295,100	98.4%	12.33%
Change	+\$7,900	+\$15,400	+\$23,300		+7.9%	-0.31%
% Change	+7.1%	+9.9%	+8.7%		+8.7%	-2.45%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.31% and -2.45% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis. Individual sales, of that group, that were excluded are listed later in this report. Multi-parcel sales; multi-building sales; mobile home sales, and sales of new construction where less than a fully complete house was assessed for 2001 were also excluded.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2001 Value	\$126,000	\$174,400	\$300,400
2002 Value	\$135,000	\$193,100	\$328,100
Percent Change	+7.1%	+10.7%	+9.2%

Number of improved Parcels in the Population: 3965

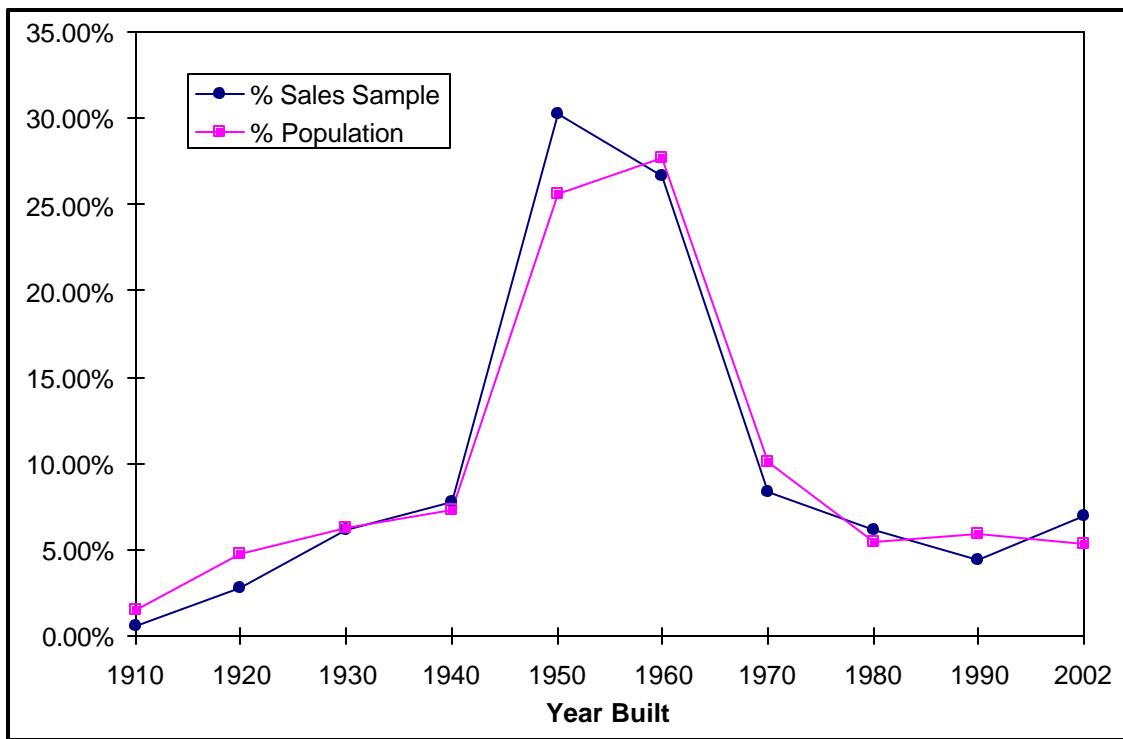
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements on Neighborhood 50 and building grade 6, improvements with above grade living area greater than 2500 sqft., improvements with good view of Puget sound had lower average ratio (assessed value/ sales price) than other improvements and formula adjusts value upward more than others thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2002 assessment roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	2	0.56%
1920	10	2.78%
1930	22	6.11%
1940	28	7.78%
1950	109	30.28%
1960	96	26.67%
1970	30	8.33%
1980	22	6.11%
1990	16	4.44%
2002	25	6.94%
	360	

Population		
Year Built	Frequency	% Population
1910	61	1.54%
1920	188	4.74%
1930	249	6.28%
1940	292	7.36%
1950	1015	25.60%
1960	1097	27.67%
1970	401	10.11%
1980	215	5.42%
1990	234	5.90%
2002	213	5.37%
	3965	

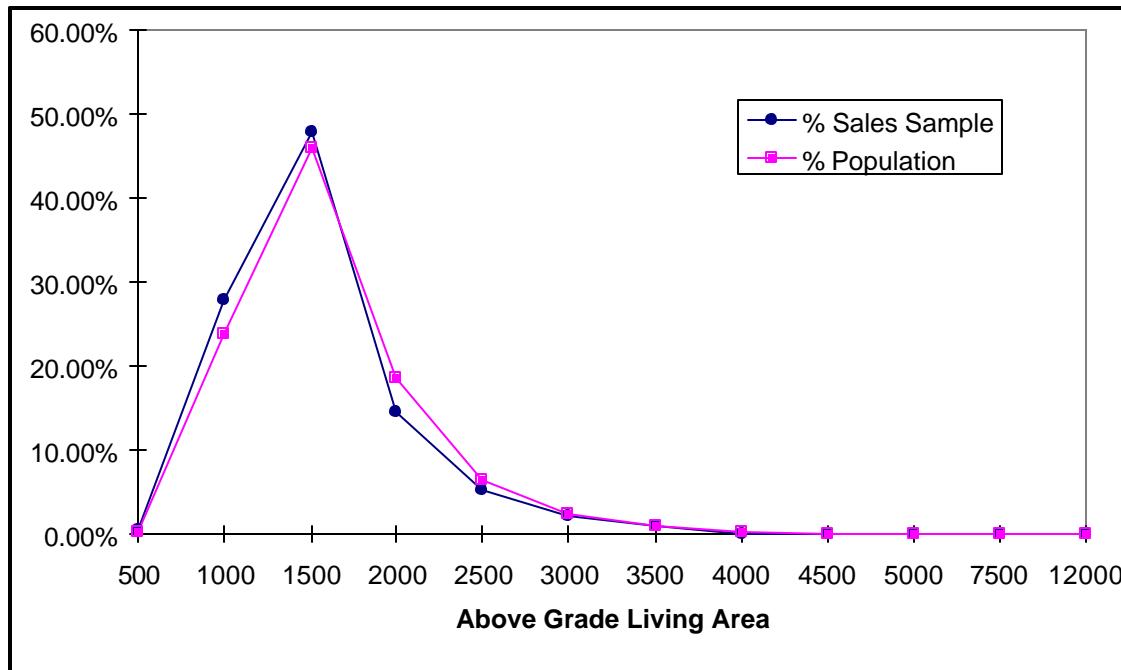


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	2	0.56%
1000	101	28.06%
1500	173	48.06%
2000	53	14.72%
2500	19	5.28%
3000	8	2.22%
3500	4	1.11%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
7500	0	0.00%
12000	0	0.00%
	360	

Population		
AGLA	Frequency	% Population
500	18	0.45%
1000	949	23.93%
1500	1825	46.03%
2000	745	18.79%
2500	262	6.61%
3000	97	2.45%
3500	42	1.06%
4000	9	0.23%
4500	6	0.15%
5000	5	0.13%
7500	7	0.18%
12000	0	0.00%
	3965	

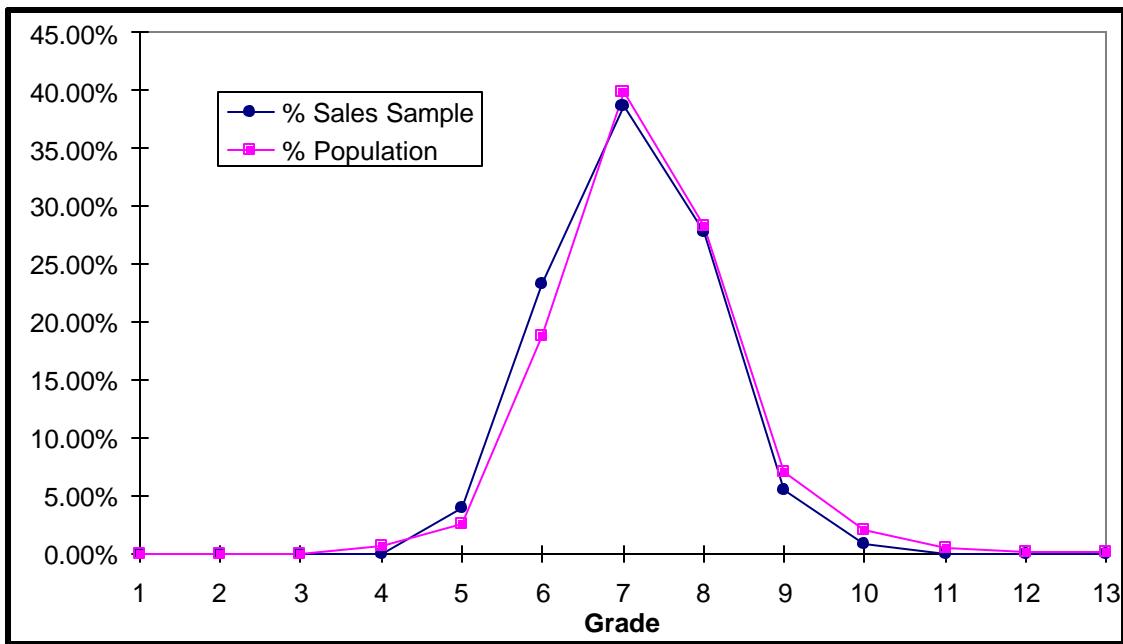


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

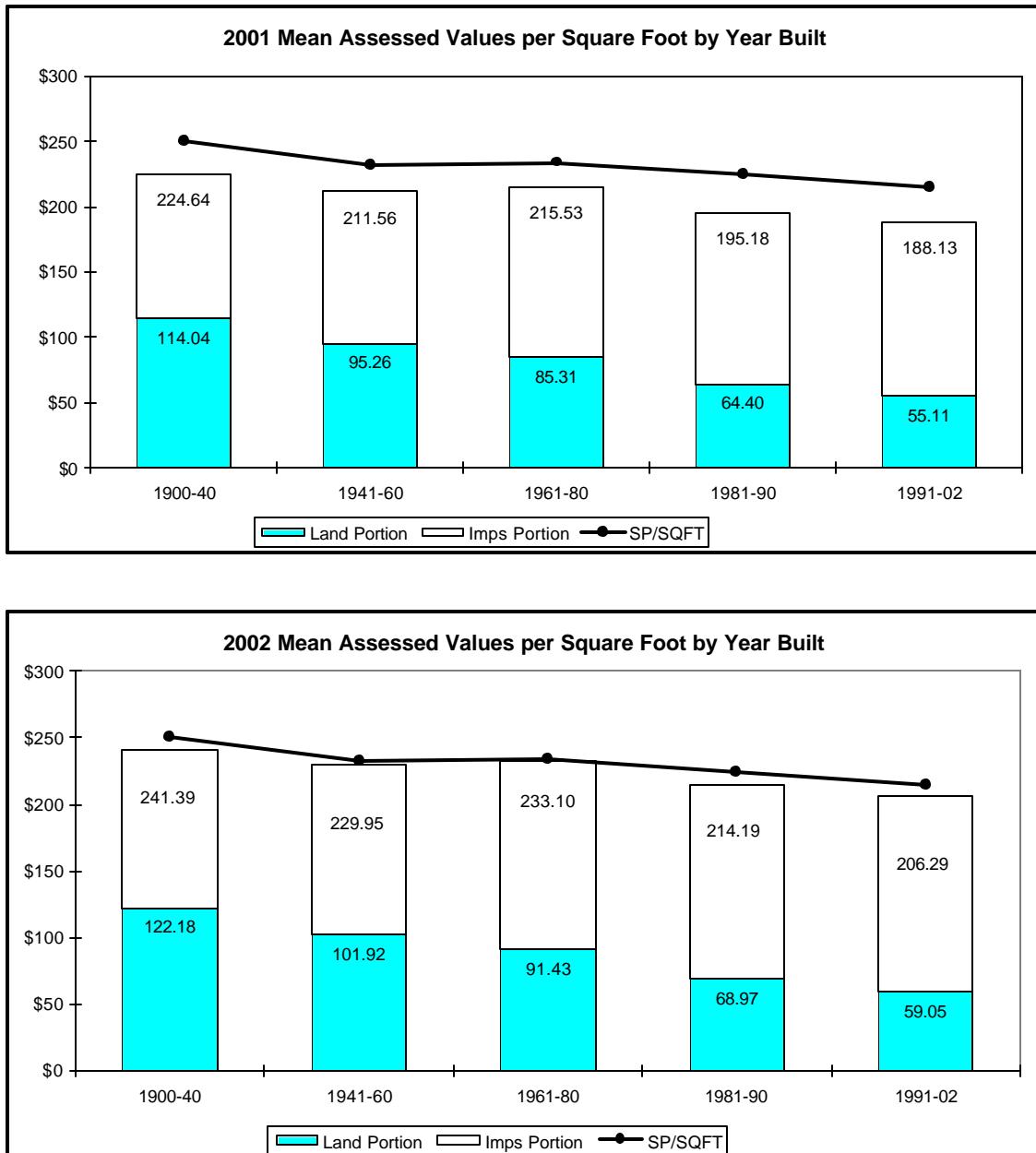
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	14	3.89%
6	84	23.33%
7	139	38.61%
8	100	27.78%
9	20	5.56%
10	3	0.83%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	360	

Population		
Grade	Frequency	% Population
1	1	0.03%
2	0	0.00%
3	2	0.05%
4	26	0.66%
5	99	2.50%
6	746	18.81%
7	1580	39.85%
8	1122	28.30%
9	278	7.01%
10	81	2.04%
11	19	0.48%
12	7	0.18%
13	4	0.10%
	3965	



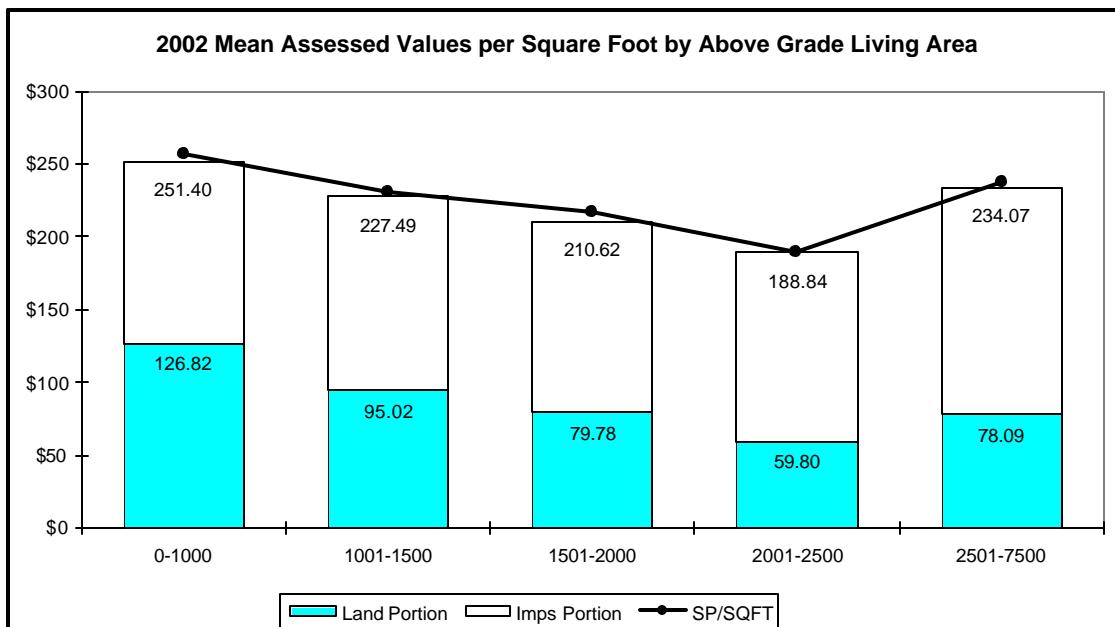
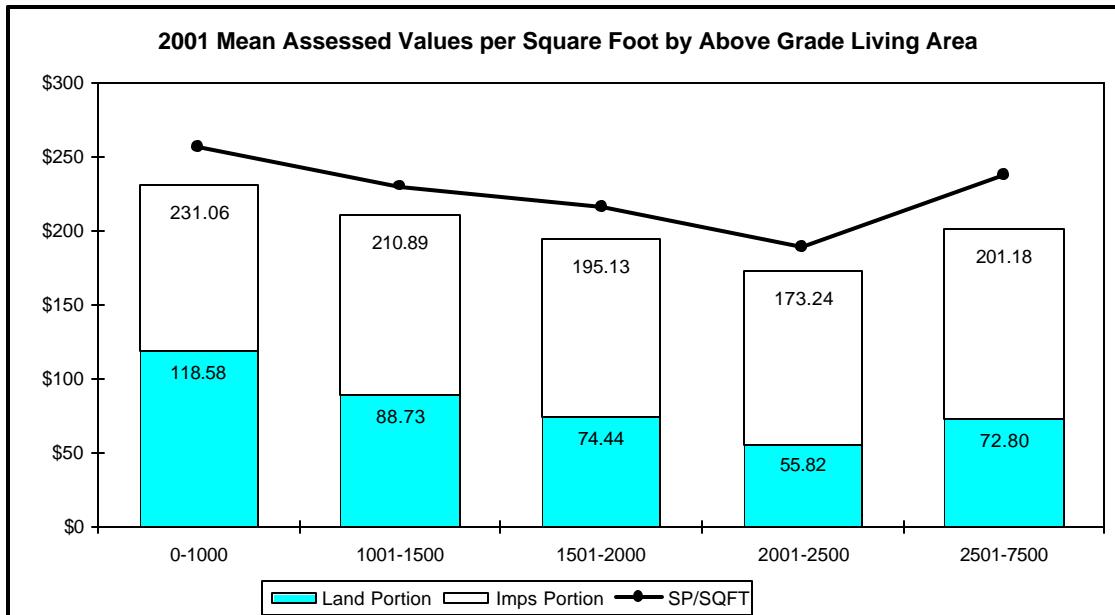
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2001 and 2002 Per Square Foot Values by Year Built



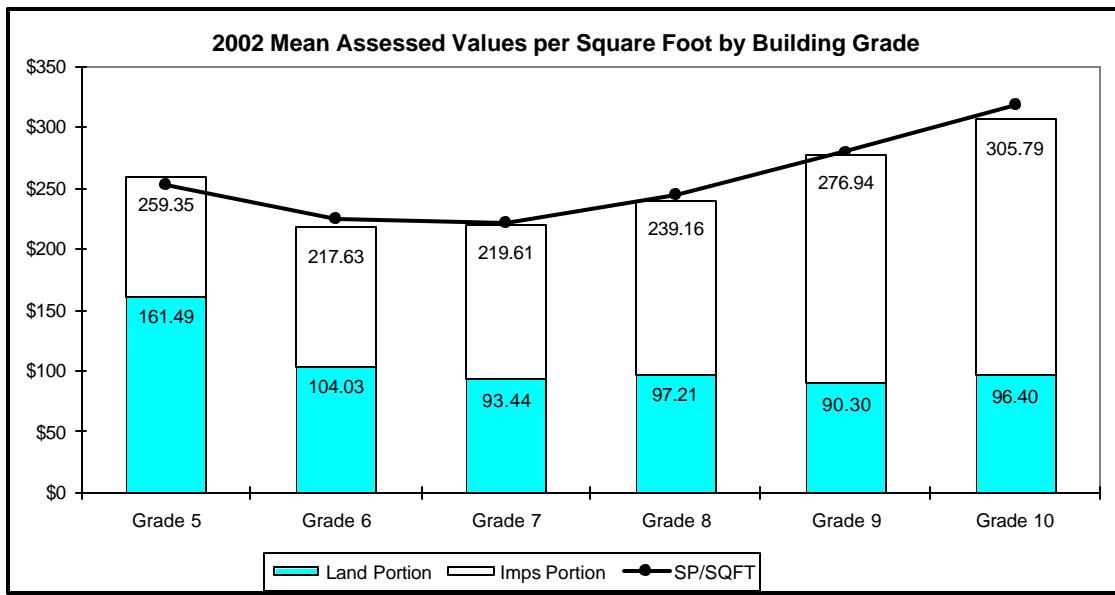
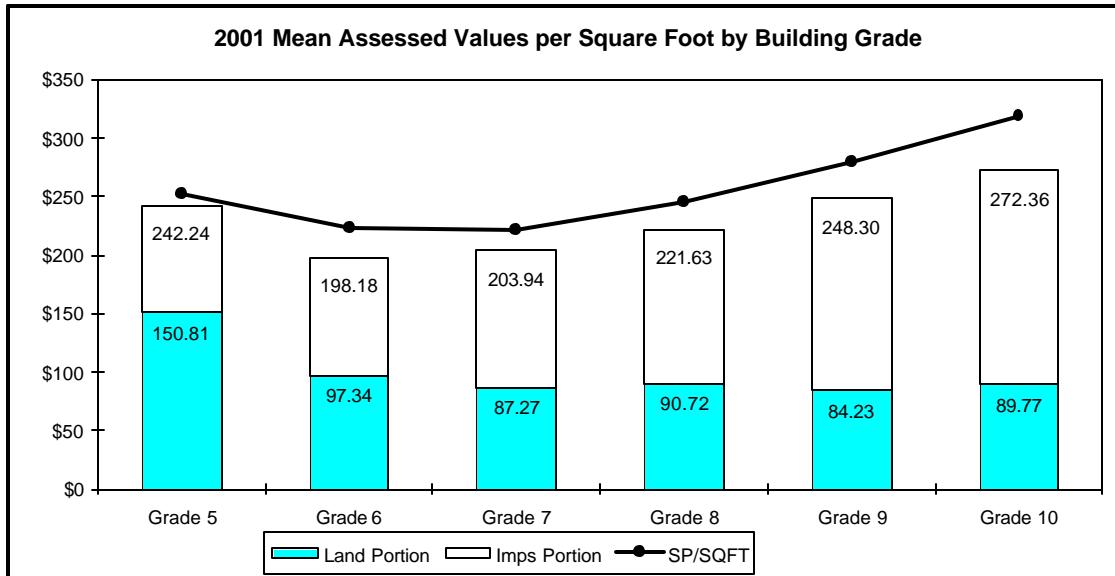
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements. There is minimum representation of Grade 10 houses.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2000 through 12/31/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

Land update

A scarcity of vacant land sales (7 usable land sales) in area 17 made it problematic to develop adjustments to previous land value based on land sales alone. In the absence of evidence to the contrary, the same overall market increase (coefficient derived in multiple regression model) indicated for improved properties are assumed to apply to previous land value. The following formula will be applied to all land:

$$2002 \text{ Land Value} = 2001 \text{ Land Value} / 0.9308212$$

Or

$$2002 \text{ Land Value} = 2001 \text{ Land Value} * 1.075$$

Note: Land Value less than or equal to \$10,000 will be factored by 1.00.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 360 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2001 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, above grade living areas, views, lot size, and neighborhoods. The analysis results showed that characteristic based and neighborhood based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area . For instance, improvements on Neighborhood 50 and building grade 6, improvements with above grade living area greater than 2500 sqft., improvements with good view of Puget sound had lower average ratio (assessed value/ sales price) than other improvements and formula adjusts value upward more than others thus improving equalization.

The derived adjustment formula is:

2002 Total Value = 2001 Total Value / (0.9308212 – 0.06207926 if neighborhood 50 and building grade 6) – (0.07182119 if above grade living area greater than 2500 sqft.) – (0.06502119 if Good Puget sound view))

The resulting total value is rounded down to the next \$1,000, *then:*

2002 Improvements Value = 2002 Total Value minus 2002 Land Value

An explanatory adjustment table is included in this report on page 12.

Improved parcel Update (Continued)

Other: *If multiple houses exist on a parcel, the formula derived from the primary building is used.

*If a house and mobile home exist, the formula derived from the house is used.

If “ accessory improvements only *”, then:

“2002 Total Value = (2001 Land Value *1.075) + (2001 Imps Value * 1.099)” with result rounded down to the next \$1,000.

then, 2002 Imps Value = 2002 Total Value – 2002 Land Value.

If improvements on “exception parcels” (building condition = 1 or % net condition >0), then

“2002 Total Value = (2001 Land Value*1.075) +(2001 Imps Value *1.00)

**These may include parcels with houses that have no characteristics data in the Assessor’s database.*

If vacant parcels (no improvements value), only the land adjustment applies.

Land Values or Improvements Values of \$10,000 or less will be:

Previous land Value *1.0 Or Previous Improvement Value * 1.0.

If “No Perc” (Sewer System = 3), then

“2002 Total Value = (2001 Land Value *1.0) +(2001 Imp Value * 1.099)

Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There are no mobile homes in this area.

Model Validation

Area-wide ratio Reports and several charts indicating, Before and After Adjustment, assessment levels are included in the body of this report. NCSS software provides a number of diagnostic tools. These tools help explain variable selection and model calibration and specification. These tools are useful in recognizing influential parcels. Further documentation concerning the annual update model while not contained within this report is available on request.

Area 17 Annual Update Model Adjustments

2002 Total Value = 2001 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

7.4%

Neighborhood 50 and

building grade 6

Yes

% Adjustment

7.7%

Above Grade Living

Area morethan 2500

sqft.

Yes

% Adjustment

9.0%

Puget Sound View

Good

Yes

% Adjustment

8.1%

Comments and Examples:

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home that is located in neighborhood 50 and building grade 6 would receive *approximately* a net 15.1% upward adjustment (7.4% overall + 7.7 % neighborhood 50 and grade 6). Approximately 8% of total population would get this adjustment.

A home with above grade living area greater than 2500 sqft. would receive 16.4% upward adjustment. Approximately 4% of population would get this adjustment.

A home that has good puget sound view would receive approximately 15.5% upward adjustment. Approximately 6% of population would get this adjustment.

There are no parcels in neighborhood 50, grade 6 with above grade living area more than 2500 sqft. and a good puget sound view, however, there are 10 parcels out of 3965 that have good puget sound view and above grade living area more than 2500 sqft.

Approximately, 81% of the population in the area 17 are adjusted by the overall alone. There are 3965 parcels with one improvement that has 1-3 living units.

This area was physically inspected in 1999.

Area 17 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 98.4.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low. If there is multiple adjustment in a parcel, percent change indicated below will be different than as indicated in page 12.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
5	14	0.955	1.022	7.1%	0.948	1.097
6	84	0.892	0.978	9.6%	0.952	1.004
7	139	0.920	0.992	7.8%	0.972	1.012
8	100	0.903	0.977	8.2%	0.951	1.003
9	20	0.882	0.989	12.2%	0.932	1.047
10	3	0.856	0.963	12.5%	0.528	1.397
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1900-1940	62	0.899	0.967	7.6%	0.934	1.000
1941-1960	205	0.912	0.990	8.6%	0.973	1.008
1961-1980	52	0.925	1.004	8.5%	0.972	1.036
1981-1990	16	0.869	0.958	10.2%	0.896	1.020
1991 - +	25	0.868	0.961	10.6%	0.920	1.002
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Fair	4	0.819	0.877	7.1%	0.685	1.069
Good	93	0.921	1.000	8.6%	0.976	1.024
Very Good	12	0.895	0.985	10.1%	0.920	1.051
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	279	0.907	0.980	8.1%	0.966	0.995
1.5	33	0.898	0.980	9.1%	0.932	1.027
2	42	0.894	0.991	10.9%	0.957	1.025
2.5	4	0.950	1.042	9.7%	0.928	1.156
3	2	1.011	1.167	15.4%	1.116	1.219
Neighborhood 50 and Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
6	31	0.865	0.992	14.7%	0.959	1.025
7	8	0.935	1.018	8.9%	0.958	1.077
8	3	0.929	0.996	7.2%	0.873	1.120

Area 17 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

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The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

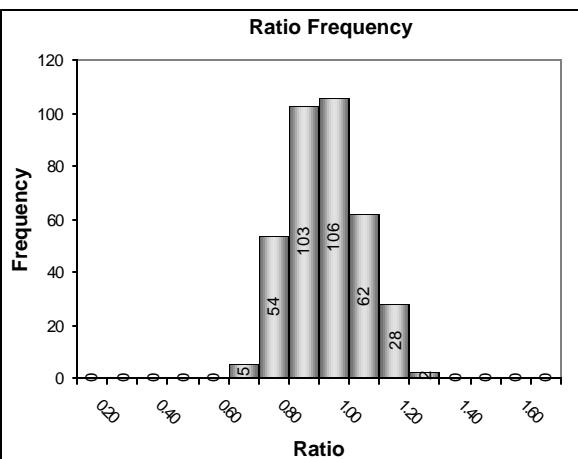
It is difficult to draw valid conclusions when the sales count is low. If there is multiple adjustment in a parcel, percent change indicated below will be different than as indicated in page 12.

Above Grade Living Area	Count	2001	2002	Percent Change	2002 Lower	2002 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
0-1000	103	0.902	0.980	8.7%	0.957	1.004
1001-1500	173	0.914	0.986	7.9%	0.968	1.005
1501-2000	53	0.904	0.976	8.0%	0.940	1.012
2001-2500	19	0.917	0.999	9.0%	0.943	1.056
2501- +	12	0.849	0.988	16.3%	0.924	1.053
Puget Sound View	Count	2001	2002	Percent Change	2002 Lower	2002 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
Fair	46	0.909	0.978	7.6%	0.938	1.018
Average	27	0.934	1.006	7.7%	0.955	1.057
Good	15	0.847	0.978	15.4%	0.901	1.055
Very Good	24	0.905	0.993	9.7%	0.933	1.053
View Y/N	Count	2001	2002	Percent Change	2002 Lower	2002 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
N	243	0.908	0.982	8.2%	0.967	0.997
Y	117	0.902	0.987	9.4%	0.963	1.012
Waterfront	Count	2001	2002	Percent Change	2002 Lower	2002 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
N	349	0.905	0.984	8.7%	0.972	0.997
Y	11	0.905	0.983	8.7%	0.883	1.083
Sub	Count	2001	2002	Percent Change	2002 Lower	2002 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
3	156	0.899	0.976	8.6%	0.958	0.993
4	204	0.908	0.988	8.8%	0.970	1.006
Lot Size	Count	2001	2002	Percent Change	2002 Lower	2002 Upper
		Weighted Mean	Weighted Mean		95% C.L..	95% C.L.
0-3000	4	0.901	0.966	7.2%	0.845	1.087
3001-5000	48	0.889	0.969	9.0%	0.932	1.006
5001-8000	200	0.909	0.985	8.4%	0.969	1.002
8001-12000	83	0.917	0.997	8.7%	0.970	1.024
12001-20000	14	0.865	0.953	10.2%	0.874	1.032
20001 - +	11	0.912	1.000	9.7%	0.898	1.103

Annual Update Ratio Study Report (Before)

2001 Assessments

District/Team: WC/ Team 3	Lien Date: 01/01/2001	Date of Report: 7/31/2002	Sales Dates: 1/2000 - 12/2001
Area 17	Analyst ID: RPAN	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<p>Sample size (n) 360 Mean Assessed Value 267,200 Mean Sales Price 295,100 Standard Deviation AV 128,545 Standard Deviation SP 151,545</p>			
ASSESSMENT LEVEL			
<p>Arithmetic Mean Ratio 0.920 Median Ratio 0.911 Weighted Mean Ratio 0.905</p>			
UNIFORMITY			
<p>Lowest ratio 0.666 Highest ratio: 1.224 Coefficient of Dispersion 10.37% Standard Deviation 0.116 Coefficient of Variation 12.64% Price Related Differential (PRD) 1.016</p>			
RELIABILITY			
<p>95% Confidence: Median <i>Lower limit</i> 0.899 <i>Upper limit</i> 0.930</p> <p>95% Confidence: Mean <i>Lower limit</i> 0.908 <i>Upper limit</i> 0.932</p>			
SAMPLE SIZE EVALUATION			
<p>N (population size) 3965 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.116 Recommended minimum: 22 Actual sample size: 360 Conclusion: OK</p>			
NORMALITY			
<p>Binomial Test # ratios below mean: 192 # ratios above mean: 168 Z: 1.265 Conclusion: Normal*</p>			
<p>*i.e. no evidence of non-normality</p>			



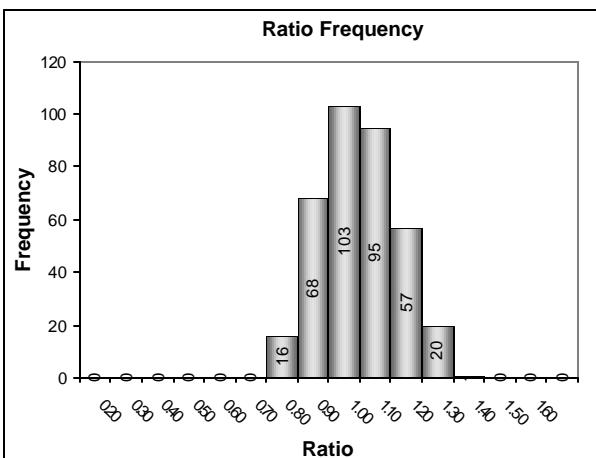
COMMENTS:

Single Family Residences throughout area 17.

Annual Update Ratio Study Report (After)

2002 Assessments

District/Team: WC/ Team 3	Lien Date: 01/01/2002	Date of Report: 7/31/2002	Sales Dates: 1/2000 - 12/2001
Area 17	Analyst ID: RPAN	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 360			
<i>Mean Assessed Value</i>	290,500		
<i>Mean Sales Price</i>	295,100		
<i>Standard Deviation AV</i>	143,955		
<i>Standard Deviation SP</i>	151,545		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	0.998		
<i>Median Ratio</i>	0.993		
<i>Weighted Mean Ratio</i>	0.984		
UNIFORMITY			
<i>Lowest ratio</i>	0.713		
<i>Highest ratio:</i>	1.312		
<i>Coefficient of Dispersion</i>	10.19%		
<i>Standard Deviation</i>	0.123		
<i>Coefficient of Variation</i>	12.33%		
<i>Price Related Differential (PRD)</i>	1.014		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.974		
<i>Upper limit</i>	1.011		
95% Confidence: Mean			
<i>Lower limit</i>	0.985		
<i>Upper limit</i>	1.011		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	3965		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.123		
Recommended minimum:	24		
<i>Actual sample size:</i>	360		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	183		
# ratios above mean:	177		
<i>Z:</i>	0.316		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

Single Family Residences throughout area 17.

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Sales Available for Annual Update Analysis
Area 17
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	003700	0275	08/17/00	115000	400	0	5	1940	4	5320	N	N	3514 SW 99TH ST
3	025400	0450	04/17/00	122500	490	0	5	1924	3	5320	N	N	10051 41ST AV SW
3	285860	0022	01/02/01	131000	540	120	5	1948	3	5000	N	N	3712 SW 98TH ST
3	932280	0320	11/30/00	198500	620	0	5	1947	3	8255	N	N	10424 MARINE VIEW DR SW
3	312380	0155	10/18/01	157500	620	0	5	1939	3	8556	N	N	9843 41ST AV SW
3	190960	0045	01/24/01	121000	640	0	5	1927	4	5100	N	N	3551 SW 100TH ST
3	249120	1130	03/28/00	123000	670	0	5	1921	3	6300	N	N	9451 36TH AV SW
3	935700	0315	12/04/00	158000	700	0	5	1934	5	5200	N	N	10249 36TH AV SW
3	312380	0205	07/24/00	214920	840	0	5	1925	4	8832	N	N	9832 41ST AV SW
3	259530	0170	08/27/01	234000	1150	0	5	1936	5	10800	N	N	9711 41ST AV SW
3	935700	1000	03/23/01	172500	1220	0	5	1915	3	6120	N	N	10252 39TH AV SW
3	678420	0015	06/08/01	175900	630	0	6	1941	3	7500	N	N	10227 CALIFORNIA AV SW
3	678420	0030	02/15/00	142000	640	0	6	1942	3	7100	N	N	10211 CALIFORNIA AV SW
3	678420	0020	04/23/01	191000	640	0	6	1941	3	7250	N	N	10223 CALIFORNIA AV SW
3	745400	0655	03/03/00	159900	670	320	6	1942	3	6300	N	N	9813 32ND AV SW
3	745400	0555	10/04/00	135500	670	0	6	1942	3	6300	N	N	9904 33RD AV SW
3	745400	0770	06/28/01	208000	670	0	6	1942	3	6630	Y	N	9824 32ND AV SW
3	745400	1060	08/01/01	185000	670	0	6	1942	4	7952	N	N	10116 31ST AV SW
3	745400	0055	08/07/01	169000	670	0	6	1942	3	6840	N	N	3131 SW ROXBURY ST
3	745400	0195	09/24/01	144750	670	0	6	1942	3	6300	N	N	9904 35TH AV SW
3	249120	0980	06/26/00	147500	700	0	6	1941	3	5950	N	N	9234 36TH AV SW
3	745400	1255	02/11/00	150000	710	0	6	1942	3	7000	N	N	3311 SW 100TH ST
3	745400	1335	03/23/00	148000	710	0	6	1942	3	6300	N	N	10026 35TH AV SW
3	745400	0275	06/13/00	140000	710	0	6	1942	3	7740	N	N	9611 34TH AV SW
3	745400	1070	02/01/01	154950	710	0	6	1942	3	11825	N	N	10104 31ST AV SW
3	745400	1100	05/15/01	159950	710	0	6	1942	3	6215	N	N	10004 31ST AV SW
3	745400	0510	08/28/01	159000	710	0	6	1942	3	6300	N	N	9831 33RD AV SW
3	745400	0250	11/01/01	182130	710	0	6	1942	3	6420	N	N	9710 35TH AV SW

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	950510	0075	11/16/01	165000	720	0	6	1928	2	8520	N	N	3519 SW 97TH ST
3	745400	0675	03/14/00	148500	740	0	6	1942	3	6300	N	N	9901 32ND AV SW
3	745400	0315	04/24/00	159950	740	0	6	1942	3	6300	N	N	9727 34TH AV SW
3	745400	0975	06/02/00	147300	740	0	6	1942	3	6720	N	N	9836 31ST AV SW
3	745400	0305	04/24/01	144000	740	0	6	1942	3	6032	N	N	9715 34TH AV SW
3	745400	1260	07/30/01	160000	740	0	6	1942	3	6860	N	N	3303 SW 100TH ST
3	935700	0495	05/01/01	177000	760	120	6	1918	4	3500	N	N	10235 37TH AV SW
3	190960	0071	03/16/00	160000	780	0	6	1942	2	7316	N	N	3634 SW 102ND ST
3	935700	0240	05/01/00	122000	780	0	6	1942	3	4500	N	N	10209 36TH AV SW
3	025400	0391	09/17/01	181000	780	0	6	1929	3	7920	N	N	10026 42ND AV SW
3	249120	1075	07/27/01	212000	790	300	6	1920	3	6300	N	N	9408 37TH AV SW
3	811860	0105	05/25/00	179500	800	0	6	1948	4	7980	N	N	10402 42ND AV SW
3	025400	0350	12/08/00	134000	800	0	6	1942	3	5280	N	N	10011 42ND AV SW
3	289560	0640	11/21/01	193000	800	0	6	1920	4	5320	N	N	10237 42ND AV SW
3	245840	0075	09/07/01	189000	810	0	6	1941	4	6300	N	N	10225 34TH AV SW
3	745400	0615	11/15/01	169950	810	0	6	1942	3	7980	N	N	3211 SW 97TH ST
3	245840	0320	12/11/01	194500	820	100	6	1942	3	6540	N	N	10247 32ND AV SW
3	025400	0075	10/20/00	255000	830	260	6	1908	3	4680	N	N	10010 44TH AV SW
3	025400	0600	09/10/00	176000	840	0	6	1942	3	5320	N	N	10051 40TH AV SW
3	289560	0191	01/29/00	136000	860	0	6	1939	3	5054	N	N	10212 41ST AV SW
3	745400	1365	04/25/00	177000	860	0	6	1942	4	6300	N	N	10013 34TH AV SW
3	285860	0080	10/18/01	184000	860	0	6	1934	3	10383	N	N	3611 SW ROXBURY ST
3	259530	0366	09/06/01	208000	870	0	6	1991	3	8400	N	N	3916 SW 98TH ST
3	285860	0031	05/17/01	179950	880	0	6	1953	3	8460	N	N	3726 SW 98TH ST
3	245840	0185	05/05/00	192500	900	170	6	1950	5	7440	N	N	10225 33RD AV SW
3	285860	0005	04/03/00	189950	940	0	6	1930	4	10004	N	N	9714 37TH AV SW
3	249120	1220	04/06/00	139000	950	0	6	1915	4	5950	N	N	9424 36TH AV SW
3	025400	0705	11/08/01	188950	970	0	6	1959	3	5280	N	N	10030 40TH AV SW
3	285860	0010	01/09/01	195450	980	400	6	1928	4	11011	N	N	9701 37TH AV SW

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3	025400	0580	04/24/01	219000	1010	0	6	1934	3	7714	N	N	10048 41ST AV SW
3	745400	1115	08/28/00	190250	1020	300	6	1942	4	9350	N	N	10130 33RD AV SW
3	745400	1280	07/03/01	177000	1050	0	6	1942	3	6300	N	N	10031 33RD AV SW
3	003700	0610	03/27/01	220300	1070	0	6	1937	4	7980	N	N	3726 SW 100TH ST
3	811860	0246	04/26/01	227000	1080	0	6	1954	4	6780	N	N	4018 SW 106TH ST
3	745400	1360	09/18/00	175000	1110	0	6	1942	3	6650	N	N	3403 SW 100TH ST
3	312380	0180	10/12/00	250000	1130	0	6	1933	3	16988	N	N	9807 41ST AV SW
3	249120	1270	10/16/01	160000	1130	0	6	1920	4	5950	N	N	9443 35TH AV SW
3	003700	0195	08/01/01	166000	1140	490	6	1947	3	5320	N	N	3525 SW 98TH ST
3	249120	1165	02/23/01	185000	1150	0	6	1999	3	6552	N	N	9427 36TH AV SW
3	745400	1200	11/21/00	190000	1250	0	6	1942	3	7500	N	N	10111 32ND PL SW
3	935700	0220	05/10/01	179950	1250	0	6	1972	3	4500	N	N	3605 SW 102ND ST
3	003700	0235	02/13/01	226500	1270	0	6	1945	5	5850	N	N	9827 35TH AV SW
3	245840	0070	06/25/01	185750	1280	0	6	1941	4	6300	N	N	10219 34TH AV SW
3	935700	0260	07/25/01	191200	1320	0	6	1949	3	6000	N	N	10223 36TH AV SW
3	245840	0095	07/10/00	190000	1340	0	6	1941	3	6300	N	N	10249 34TH AV SW
3	745400	0580	08/16/01	199000	1350	0	6	1942	3	6300	N	N	9808 33RD AV SW
3	745400	0525	11/17/00	175000	1540	0	6	1942	3	6300	Y	N	9913 33RD AV SW
3	025400	0235	11/13/01	255000	1660	0	6	1923	4	5280	N	N	10010 CALIFORNIA AV SW
3	003700	0470	11/07/00	202000	1830	0	6	1955	3	5000	N	N	3540 SW 100TH ST
3	190960	0008	07/25/00	176000	840	0	7	1950	3	7200	N	N	10025 35TH AV SW
3	190960	0007	09/12/00	166500	840	0	7	1950	3	7200	N	N	10021 35TH AV SW
3	249120	1145	03/09/01	242000	870	440	7	1950	3	6300	N	N	9443 36TH AV SW
3	245840	0450	05/02/00	161500	880	0	7	1954	3	6120	N	N	3009 SW 102ND ST
3	025400	0700	06/01/00	182500	890	0	7	1955	3	5280	N	N	10026 40TH AV SW
3	259780	0110	06/21/01	229500	940	310	7	1953	3	10080	N	N	9309 FOREST CT SW
3	811860	0195	06/30/00	177000	950	0	7	1947	4	7980	N	N	10409 41ST AV SW
3	003700	0007	01/24/01	215000	1000	530	7	1968	3	4814	N	N	9802 39TH AV SW
3	190960	0151	12/07/00	183500	1010	0	7	1952	3	6528	N	N	10022 39TH AV SW

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3	022303	9287	12/08/00	199000	1010	0	7	1952	4	7332	N	N	3809 SW 104TH ST
3	745400	0930	05/21/00	184000	1020	0	7	1942	4	7080	N	N	10007 31ST AV SW
3	249120	1285	11/15/00	198000	1040	520	7	1953	4	5950	N	N	9425 35TH AV SW
3	259530	0205	06/26/01	270500	1040	420	7	1968	3	8400	N	N	9608 41ST AV SW
3	004900	0031	04/19/00	214500	1050	0	7	1954	3	8040	N	N	3103 SW 104TH ST
3	003700	0640	11/21/00	190000	1060	0	7	1982	3	5320	N	N	3750 SW 100TH ST
3	190960	0175	06/20/00	237000	1070	500	7	1956	3	6844	N	N	3800 SW 102ND ST
3	811860	0365	01/08/01	289500	1070	530	7	1950	3	9234	N	N	3902 SW 106TH ST
3	190410	0050	04/19/00	220000	1080	200	7	1925	3	5225	N	N	3801 SW BARTON ST
3	150480	0092	11/21/01	266800	1080	550	7	1986	3	8214	N	N	9233 36TH AV SW
3	285860	0030	12/14/01	260000	1080	80	7	1978	3	8540	N	N	3732 SW 98TH ST
3	745400	1275	10/04/01	194500	1090	0	7	1942	4	6300	N	N	10025 33RD AV SW
3	003700	0390	06/15/00	158500	1100	0	7	1938	3	7980	N	N	3515 SW 99TH ST
3	289560	0280	11/14/00	286000	1100	950	7	1956	3	9310	N	N	10249 40TH AV SW
3	004900	0015	08/25/00	215000	1110	610	7	1955	3	8040	N	N	3116 SW 105TH ST
3	312380	0255	08/30/00	260000	1110	0	7	1940	4	8494	N	N	9817 40TH AV SW
3	004900	0030	01/02/01	230000	1110	290	7	1955	3	8040	N	N	3106 SW 105TH ST
3	745400	1195	02/26/01	185500	1110	0	7	1976	3	7020	N	N	10105 32ND AV SW
3	289560	0160	08/02/00	229000	1120	0	7	1971	4	4484	N	N	3911 SW 102ND ST
3	003700	0435	12/07/00	204318	1130	0	7	1955	3	5070	N	N	9917 35TH AV SW
3	003700	0336	05/01/00	182500	1140	0	7	1959	3	6600	N	N	9902 37TH AV SW
3	022303	9236	02/07/00	225000	1150	0	7	1922	3	6325	Y	N	10256 MARINE VIEW DR SW
3	190960	0153	02/20/01	243680	1160	130	7	1987	3	6768	N	N	10042 39TH AV SW
3	025400	0695	01/26/00	190000	1190	0	7	1957	3	5280	N	N	10020 40TH AV SW
3	312380	0111	12/05/00	200000	1200	0	7	1932	3	8768	N	N	9802 42ND AV SW
3	190960	0101	05/26/00	249950	1210	0	7	1959	3	7200	N	N	10030 36TH AV SW
3	190960	0066	12/12/01	246000	1210	120	7	1960	3	7200	N	N	10043 36TH AV SW
3	025400	0080	03/06/00	284500	1230	700	7	1976	3	4800	N	N	10018 44TH AV SW
3	190410	0095	06/20/01	210000	1230	0	7	1926	3	4275	N	N	3721 SW BARTON ST

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3	249120	1310	09/11/00	191000	1250	0	7	1937	3	5117	N	N	9403 35TH AV SW
3	190410	0031	06/18/01	225400	1260	0	7	1952	3	8181	N	N	9227 37TH AV SW
3	289560	0190	12/19/00	234000	1270	240	7	1961	4	5580	N	N	10216 41ST AV SW
3	003700	0185	07/03/01	187500	1270	0	7	1963	3	5320	N	N	3533 SW 98TH ST
3	312380	0265	11/15/01	184000	1280	0	7	1950	3	8556	N	N	3919 SW 98TH ST
3	312380	0135	09/14/01	257000	1300	820	7	1999	3	8556	N	N	9844 42ND AV SW
3	190960	0051	08/30/01	187555	1320	0	7	1968	3	4380	N	N	10026 37TH AV SW
3	259530	0185	05/14/01	228000	1370	0	7	1950	3	8040	N	N	9623 41ST AV SW
3	289560	0260	09/13/00	244000	1410	0	7	1949	4	13433	N	N	4000 SW 104TH ST
3	289560	0118	08/30/01	225000	1410	0	7	1986	3	5929	N	N	10241 39TH AV SW
3	190410	0045	05/07/01	250000	1430	360	7	1927	4	4500	N	N	3807 SW BARTON ST
3	935700	0370	03/23/00	196000	1460	0	7	1952	4	6000	N	N	10244 37TH AV SW
3	025400	0205	12/13/01	302500	1470	240	7	1925	4	7200	N	N	10009 CALIFORNIA AV SW
3	003700	0335	07/06/01	211300	1480	0	7	1960	4	7749	N	N	9908 37TH AV SW
3	259780	0170	01/12/00	188000	1490	0	7	1952	3	10730	N	N	9338 FOREST CT SW
3	312380	0235	08/09/01	325000	1500	1000	7	1991	3	8618	N	N	9849 40TH AV SW
3	935700	0497	06/09/00	245000	1510	0	7	2000	3	3000	N	N	10239 37TH AV SW
3	190960	0006	05/07/01	170000	1530	0	7	1950	3	7200	N	N	10015 35TH AV SW
3	312380	0025	05/23/01	355000	1560	0	7	1990	3	8060	N	N	9832 CALIFORNIA AV SW
3	025400	0545	11/01/01	234000	1620	0	7	1971	3	5280	N	N	10020 41ST AV SW
3	022303	9261	04/12/01	237500	1760	1120	7	1960	3	10670	N	N	3610 SW 106TH ST
3	249120	1230	02/13/01	229500	1830	1040	7	1948	3	5950	N	N	9434 36TH AV SW
3	022303	9260	06/12/00	335000	2070	0	7	1947	3	5580	N	N	4311 SW 102ND ST
3	025400	0710	08/20/01	260000	2090	0	7	1962	3	10640	N	N	10034 40TH AV SW
3	003700	0472	02/20/01	279000	2120	0	7	2000	3	5654	N	N	3538 SW 100TH ST
3	022303	9142	05/08/01	418000	2850	0	7	1998	5	8700	Y	N	10243 CALIFORNIA AV SW
3	745400	1050	07/28/00	325000	3290	0	7	1994	3	9525	N	N	10122 31ST AV SW
3	249120	1100	11/27/01	220000	1040	330	8	1961	3	6300	N	N	9434 37TH AV SW
3	533820	0005	04/04/00	212560	1190	0	8	1952	3	10000	N	N	10404 35TH AV SW

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3	533820	0080	11/30/01	192000	1220	0	8	1952	3	7560	N	N	10430 35TH AV SW
3	003700	0465	07/06/00	304000	1340	760	8	2000	3	5320	N	N	3534 SW 100TH ST
3	289560	0240	06/26/01	277888	1390	0	8	1996	3	5320	N	N	10252 41st Ave SW
3	022303	9036	11/29/01	360000	1440	320	8	1971	3	5295	N	N	4316 SW 104TH ST
3	935700	0585	12/20/00	220000	1450	0	8	1997	3	3000	N	N	10240 37TH PL SW
3	678420	0048	01/19/00	294000	1480	960	8	1968	3	6750	Y	N	10226 44TH AV SW
3	780440	0045	07/20/01	280000	1500	1000	8	1971	3	7560	Y	N	10438 34TH AV SW
3	150480	0160	02/08/00	305000	1870	0	8	1990	3	7208	N	N	9449 37TH AV SW
3	150480	0138	04/18/00	337500	1870	0	8	1990	3	7217	N	N	9439 37TH AV SW
3	150480	0165	07/23/01	355000	1870	0	8	1990	3	7204	N	N	9455 37TH AV SW
3	190960	0047	02/07/01	311000	2250	0	8	2000	3	6643	N	N	3551 SW 100TH ST
3	190960	0046	02/14/01	312219	2250	0	8	2000	3	5692	N	N	3553 SW 100TH ST
4	259530	0070	01/01/01	158000	600	200	5	1935	4	8100	N	N	9641 42ND AV SW
4	112303	9006	12/11/00	380500	680	0	5	1942	3	29008	Y	Y	3515 SW SEOLA LN
4	176960	0097	06/15/00	142000	940	0	5	1942	3	6000	N	N	3718 SW 110TH ST
4	248770	0115	04/11/01	200000	560	0	6	1950	3	3700	N	N	4532 SW HENDERSON ST
4	003400	1706	12/14/00	361000	660	660	6	1942	5	7240	Y	N	8027 CALIFORNIA AV SW
4	003400	1890	07/17/01	192500	720	0	6	1941	3	4320	Y	N	8217 CALIFORNIA AV SW
4	431570	0655	08/31/01	254000	730	0	6	1928	3	4500	N	N	4706 SW OTHELLO ST
4	432220	0110	03/28/00	150000	750	0	6	1959	3	3050	N	N	7322 FAUNTLEROY WY SW
4	003400	1865	08/14/01	208800	760	0	6	1941	3	4320	Y	N	8237 CALIFORNIA AV SW
4	916910	0225	01/28/00	229000	780	0	6	1924	3	5538	Y	N	8601 FAUNTLEROY PL SW
4	352403	9046	11/20/01	186000	850	0	6	1918	2	6000	N	N	4334 SW CONCORD ST
4	259780	0050	06/04/01	384000	870	0	6	1944	3	21600	Y	N	9318 CALIFORNIA AV SW
4	710000	0215	08/20/01	160000	870	0	6	1948	3	8710	N	N	3634 SW 108TH ST
4	923890	0690	09/07/01	306000	900	0	6	1913	4	4440	Y	N	7510 44TH AV SW
4	249120	0580	08/22/01	210000	940	210	6	1924	3	6400	Y	N	3816 SW BARTON ST
4	259420	0385	12/12/01	189950	980	290	6	1932	3	7200	Y	N	9841 44TH AV SW
4	632900	0055	04/24/00	390000	1090	0	6	1938	5	7380	Y	Y	11435 ARROYO BEACH PL SW

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4	131530	0040	06/08/01	300000	1160	0	6	1979	3	2000	Y	N	7310 44TH AV SW
4	884530	0090	11/13/01	225000	1270	0	6	1924	4	4600	Y	N	7411 CALIFORNIA AV SW
4	259530	0040	08/14/00	254000	1400	0	6	1944	4	8160	N	N	9652 CALIFORNIA AV SW
4	352403	9062	05/15/00	730000	1480	0	6	1948	3	25700	Y	Y	8901 FAUNTLEROY WY SW
4	632900	0040	07/21/00	205000	530	0	7	1977	3	1500	Y	N	11424 ARROYO BEACH PL SW
4	198120	0170	06/28/00	685000	770	610	7	1930	4	17070	Y	Y	7063 BEACH DR SW
4	923890	0866	02/24/00	210000	810	0	7	1944	4	5248	N	N	4308 SW PORTLAND ST
4	248720	0640	10/06/00	180000	810	0	7	1953	2	5400	N	N	9300 46TH AV SW
4	431670	0155	05/17/01	298000	850	140	7	1900	4	4348	N	N	7210 LEDROIT CT SW
4	710060	0075	06/27/00	195000	860	0	7	1948	4	6195	N	N	10829 37TH AV SW
4	248720	1065	02/26/01	249950	860	400	7	1941	4	5000	Y	N	9291 46TH AV SW
4	710000	0115	04/14/00	198000	870	0	7	1948	3	8308	N	N	3706 SW 107TH ST
4	710000	0155	05/10/01	204000	870	0	7	1948	4	8308	N	N	3510 SW 107TH ST
4	809840	0075	12/13/01	254000	880	260	7	1942	4	6720	N	N	4005 SW 106TH ST
4	176960	0201	08/06/01	244700	900	450	7	1947	3	5850	N	N	3709 SW 110TH ST
4	176960	0120	05/30/00	205000	910	0	7	1947	3	6000	N	N	3550 SW 110TH ST
4	632900	0135	02/26/01	529000	920	400	7	1937	3	42000	Y	Y	11275 MARINE VIEW DR SW
4	003400	1060	11/28/00	234000	930	0	7	1915	4	4000	N	N	8320 FAUNTLEROY WY SW
4	234680	0463	04/13/01	325000	930	930	7	1942	3	9576	Y	N	9829 47TH AV SW
4	809840	0211	11/26/01	235000	940	0	7	1943	4	6240	N	N	10602 CALIFORNIA AV SW
4	916960	0015	08/11/00	330000	960	0	7	1951	3	7950	N	N	8410 FAUNTLEROY PL SW
4	916960	0020	11/07/00	216000	960	0	7	1951	3	6750	N	N	8416 FAUNTLEROY PL SW
4	249120	0500	11/12/01	380000	960	260	7	1945	3	8643	Y	N	8821 38TH AV SW
4	176960	0115	03/01/00	200000	970	0	7	1944	4	7680	N	N	3556 SW 110TH ST
4	109000	0096	06/07/01	278000	970	260	7	1936	3	6300	N	N	4431 SW KENYON PL
4	916910	0161	09/20/01	270000	980	360	7	1952	3	5000	N	N	4600 SW TRENTON ST
4	710000	0040	12/17/01	185000	980	0	7	1948	3	8308	N	N	3621 SW 106TH ST
4	248720	0236	06/18/01	257000	990	100	7	1975	3	5500	Y	N	9286 44TH AV SW
4	632900	0445	06/12/00	173190	1010	0	7	1947	3	8640	N	N	11223 37TH AV SW

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4	884530	0060	12/28/01	215000	1010	0	7	1956	4	4600	N	N	7433 CALIFORNIA AV SW
4	003400	1000	04/19/00	261000	1060	480	7	1961	3	4000	N	N	8025 46TH AV SW
4	710000	0141	02/01/00	250000	1070	300	7	1964	4	7370	N	N	3522 SW 107TH ST
4	432020	0045	05/15/01	379950	1070	680	7	1954	4	6200	Y	N	4415 SW OTHELLO ST
4	248770	0255	10/24/00	268000	1090	450	7	1949	3	6440	N	N	4511 SW DIRECTOR ST
4	012303	9261	12/10/01	271000	1090	460	7	1964	3	8385	N	N	10849 31ST AV SW
4	025400	0005	06/08/00	294750	1100	120	7	1950	4	10904	Y	N	4411 SW 100TH ST
4	431670	0145	02/17/00	244950	1120	0	7	1939	4	5500	N	N	7220 LEDROIT CT SW
4	248720	0960	08/14/00	269950	1120	240	7	1953	3	5000	N	N	9231 47TH AV SW
4	710000	0235	03/12/01	185500	1140	0	7	1948	3	8710	N	N	3608 SW 108TH ST
4	710000	0005	10/30/00	208000	1150	0	7	1948	3	9044	N	N	3503 SW 106TH ST
4	259530	0095	06/27/01	250000	1150	450	7	1953	3	6900	Y	N	9617 42ND AV SW
4	022303	9034	06/21/00	677000	1160	920	7	1936	4	24633	Y	Y	10263 MAPLEWOOD PL SW
4	710060	0035	10/09/00	205000	1170	200	7	1948	3	6195	N	N	10822 37TH AV SW
4	432020	0046	12/28/01	350000	1170	1270	7	1920	4	7500	Y	N	4411 SW OTHELLO ST
4	038700	0010	09/19/01	232500	1180	320	7	1955	3	6510	N	N	11311 34TH AV SW
4	916960	0173	10/24/00	499950	1200	0	7	1955	3	21850	Y	N	4362 SW CLOVERDALE ST
4	632900	0465	06/11/01	204950	1200	0	7	1947	3	8100	N	N	11247 37TH AV SW
4	790220	0031	10/08/01	380000	1210	410	7	1942	4	11700	Y	N	10686 MARINE VIEW DR SW
4	248720	0765	07/20/01	325000	1220	120	7	1940	4	5000	Y	N	9327 45TH AV SW
4	632900	0225	08/16/01	280000	1220	350	7	1948	4	8100	N	N	11474 MARINE VIEW DR SW
4	352403	9120	11/27/00	399000	1240	700	7	1967	3	3750	Y	N	8801 FAUNTLEROY WY SW
4	248720	0070	04/30/01	287000	1250	0	7	1941	4	3800	N	N	4427 SW BRACE POINT DR
4	916960	0255	07/13/00	350000	1270	1150	7	1947	3	8712	Y	N	8644 FAUNTLEROY PL SW
4	248770	0155	04/18/00	322000	1280	350	7	1949	3	7000	Y	N	4525 SW CONCORD ST
4	632900	0705	02/12/01	230000	1280	250	7	1954	3	13380	N	N	3539 SW OCEAN VIEW DR
4	632900	0600	04/19/00	190000	1300	0	7	1942	3	8100	N	N	11225 35TH AV SW
4	790220	0115	12/26/01	270500	1320	0	7	1955	3	7500	Y	N	3911 SW 107TH ST
4	176960	0200	03/08/00	209950	1330	290	7	1946	3	7020	N	N	3705 SW 110TH ST

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4	248770	0190	04/27/00	284950	1330	470	7	1952	4	8000	N	N	4524 SW DIRECTOR ST
4	248820	0050	12/08/00	202000	1390	0	7	1947	3	4000	N	N	4308 SW CONCORD ST
4	432220	0190	06/01/01	231000	1390	0	7	1967	3	4387	N	N	7316 BLAKE PL SW
4	248720	0970	04/24/00	367221	1400	280	7	1948	4	6000	N	N	9221 47TH AV SW
4	176960	0136	07/28/00	202000	1420	0	7	1959	3	7260	N	N	3532 SW 110TH ST
4	916910	0265	09/01/01	252000	1460	0	7	1953	3	5000	N	N	8650 46TH AV SW
4	248720	0900	05/18/01	325000	1510	0	7	1952	4	5000	N	N	9262 FAUNTLEROY WY SW
4	632900	0245	08/24/01	362000	1510	0	7	1950	5	8100	N	N	11448 MARINE VIEW DR SW
4	916910	0145	06/01/00	295000	1570	0	7	1938	4	4592	Y	N	8648 FAUNTLEROY WY SW
4	932280	0275	02/22/01	350000	1660	0	7	1947	4	8385	Y	N	10622 MARINE VIEW DR SW
4	248720	1015	05/22/01	353500	1680	0	7	1927	3	5000	N	N	9226 47TH AV SW
4	012303	9526	05/10/00	189500	1700	0	7	1959	3	9100	N	N	10654 32ND AV SW
4	022303	9240	12/18/01	327000	1710	330	7	1942	4	11250	Y	N	10620 39TH AV SW
4	234680	0553	08/09/01	697500	1730	0	7	1980	4	12159	Y	Y	9827 51ST AV SW
4	126150	0120	10/01/01	230000	1760	0	7	1963	3	7303	N	N	10641 34TH AV SW
4	003400	1810	04/11/00	450000	1770	150	7	1939	5	7350	Y	N	8244 NORTHROP PL SW
4	916960	0215	05/12/00	480000	1790	0	7	1976	3	13000	Y	N	8612 FAUNTLEROY PL SW
4	126150	0070	02/07/01	280000	2040	0	7	1963	3	7250	N	N	10714 35TH AV SW
4	038700	0175	06/28/00	285000	2120	0	7	1954	5	11830	N	N	11426 34TH AV SW
4	259420	0545	10/18/00	330000	2270	0	7	1937	4	10740	N	N	9704 44TH AV SW
4	916960	0075	01/07/00	331000	1060	0	8	1943	4	5200	Y	N	8417 CALIFORNIA AV SW
4	923890	0840	07/18/01	375000	1078	600	8	1926	5	4284	Y	N	7603 CALIFORNIA AV SW
4	248720	0625	06/27/00	323000	1090	400	8	1951	3	7220	Y	N	9361 44TH AV SW
4	176960	0132	02/18/00	299000	1140	900	8	1961	4	7500	N	N	3538 SW 110TH ST
4	029000	0300	05/23/00	326000	1170	270	8	1947	3	8000	Y	N	3927 SW 109TH ST
4	352403	9141	06/20/00	485000	1170	0	8	1941	4	7446	Y	N	8609 41ST AV SW
4	352403	9201	10/23/01	255000	1180	420	8	1957	3	5830	Y	N	4027 SW BARTON ST
4	012303	9601	01/26/00	198000	1190	380	8	1964	3	7448	N	N	3411 SW 106TH ST
4	352403	9180	06/30/00	240000	1190	350	8	1948	4	19500	N	N	4515 SW DIRECTOR PL

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4	248420	0055	07/09/01	290000	1190	0	8	1953	3	7560	Y	N	4015 SW DONOVAN ST
4	028700	0135	06/29/01	273000	1200	0	8	1952	3	8460	Y	N	3928 SW ARROYO DR
4	248420	0050	08/09/01	330000	1200	230	8	1953	3	8004	Y	N	4019 SW DONOVAN ST
4	248770	0081	06/23/00	412500	1220	400	8	1970	4	6650	Y	N	4535 SW TRENTON ST
4	012303	9563	06/19/01	245000	1220	480	8	1962	3	7540	N	N	3006 SW 110TH ST
4	248370	0085	06/15/01	340000	1240	0	8	1952	3	6000	Y	N	8850 42ND AV SW
4	571500	0045	07/13/00	226500	1250	400	8	1952	3	8512	Y	N	3721 SW 107TH ST
4	003400	1815	12/13/00	399000	1270	670	8	1956	3	5250	Y	N	8248 NORTHROP PL SW
4	248770	0241	05/22/00	305450	1280	0	8	1957	4	5670	Y	N	4537 SW DIRECTOR ST
4	432250	0060	05/01/01	355000	1280	420	8	1954	3	5900	N	N	7716 FAUNTLEROY WY SW
4	502820	0020	01/18/00	245000	1290	540	8	1958	3	6890	N	N	3460 SW 111TH ST
4	502830	0010	04/11/00	292150	1290	360	8	1961	3	11900	N	N	3448 SW 111TH ST
4	432270	0010	07/24/01	384000	1300	1340	8	1957	3	6175	N	N	7735 46TH AV SW
4	248720	0561	12/05/01	312000	1300	100	8	1954	4	6600	Y	N	9412 45TH AV SW
4	248470	0085	05/29/01	325000	1310	380	8	1953	3	6753	Y	N	4006 SW CONCORD ST
4	248720	0140	02/01/00	284500	1330	1090	8	1958	3	5000	Y	N	9287 44TH AV SW
4	248320	0165	10/04/01	459000	1330	600	8	1952	4	6448	Y	N	4005 SW HENDERSON ST
4	710060	0025	05/22/00	230000	1340	0	8	1952	4	6195	N	N	10827 36TH AV SW
4	916960	0051	06/24/00	379500	1360	310	8	1987	3	8916	N	N	8462 TILLICUM RD SW
4	923890	0900	06/27/00	467000	1360	670	8	1988	3	5000	Y	N	4327 SW PORTLAND ST
4	515470	0022	04/26/01	550000	1370	1370	8	1989	3	6000	Y	N	8637 FAUNTLEROY WY SW
4	248320	0060	05/15/01	370000	1370	340	8	1952	3	6600	Y	N	9108 40TH AV SW
4	003400	1275	06/08/01	303000	1370	1090	8	1952	3	6600	N	N	8050 46TH AV SW
4	248320	0095	08/13/01	467500	1370	550	8	1952	3	6360	Y	N	9002 40TH AV SW
4	248470	0095	01/10/00	304000	1380	280	8	1954	3	8795	Y	N	8904 41ST AV SW
4	502830	0040	10/22/01	315000	1390	1170	8	1962	3	8118	N	N	11114 34TH PL SW
4	916960	0299	02/26/01	331500	1410	1410	8	1965	4	7520	Y	N	4326 SW DONOVAN ST
4	028700	0115	03/22/01	399950	1420	400	8	1954	3	6500	Y	N	3950 SW ARROYO DR
4	923890	0510	03/29/00	335000	1440	900	8	1972	3	7500	N	N	7804 45TH AV SW

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4	248500	0100	05/02/00	399950	1440	140	8	1960	4	7313	Y	N	8750 FAUNLEE CREST SW
4	923890	0495	11/01/01	365000	1440	380	8	1961	3	7500	N	N	7720 45TH AV SW
4	003400	1295	11/19/01	349000	1440	570	8	1958	3	8800	Y	N	8043 45TH AV SW
4	176960	0061	07/30/01	420000	1450	600	8	1952	4	7592	Y	N	10808 MARINE VIEW DR SW
4	028400	0034	01/12/01	815000	1460	0	8	1954	3	21189	Y	Y	11051 ARROYO BEACH PL SW
4	022303	9169	04/06/01	475000	1460	400	8	1972	3	12179	Y	N	10010 47TH AV SW
4	028700	0095	05/30/01	335000	1460	0	8	1953	4	6000	Y	N	3962 SW ARROYO DR
4	028400	0028	07/12/01	900000	1470	0	8	1947	3	26040	Y	Y	11045 ARROYO BEACH PL SW
4	352403	9145	08/13/01	370000	1470	350	8	1950	3	9270	Y	N	8563 39TH AV SW
4	923890	0461	11/16/00	266000	1480	0	8	1955	3	7695	N	N	7564 45TH AV SW
4	248370	0185	03/20/00	386250	1490	350	8	1952	3	7200	Y	N	8859 42ND AV SW
4	248470	0135	04/24/00	321000	1490	250	8	1954	3	8400	Y	N	4015 SW CONCORD ST
4	248420	0100	05/05/00	420000	1490	500	8	1953	3	6300	Y	N	4064 42ND AV SW
4	432270	0050	09/18/00	402000	1490	0	8	1958	3	6336	N	N	7742 46TH AV SW
4	248820	0400	07/13/01	259950	1490	0	8	1954	4	6660	N	N	4402 SW DIRECTOR ST
4	248320	0185	07/20/01	399000	1490	600	8	1951	3	9600	Y	N	4010 SW DIRECTOR ST
4	248820	0155	06/20/00	355000	1500	0	8	1991	3	4000	Y	N	4333 SW CONCORD ST
4	259420	0125	08/15/01	549000	1500	260	8	1939	4	9450	Y	N	9835 MARINE VIEW DR SW
4	022303	9309	08/20/01	1000000	1510	1220	8	1974	3	16860	Y	Y	10001 51ST AV SW
4	248500	0040	02/05/01	392000	1520	1400	8	1960	3	7200	Y	N	8659 FAUNLEE CREST SW
4	809840	0250	01/05/01	385000	1550	300	8	1956	3	8760	Y	N	4126 SW 107TH ST
4	122303	9199	09/20/01	265000	1550	0	8	1957	3	36550	N	N	11468 35TH AV SW
4	916910	0110	04/03/01	348000	1570	0	8	1930	4	4704	Y	N	8622 FAUNTLEROY WY SW
4	432250	0115	03/03/00	375000	1590	760	8	1954	4	5760	N	N	7565 45TH AV SW
4	176960	0230	06/05/01	488000	1600	100	8	1950	3	15120	Y	N	11027 MARINE VIEW DR SW
4	248720	0250	08/29/01	399500	1610	0	8	1953	3	7600	Y	N	9292 44TH AV SW
4	003400	1325	08/15/00	359950	1620	1020	8	1962	3	8000	N	N	8015 45TH AV SW
4	259420	0225	12/21/00	425000	1620	320	8	1933	3	7125	Y	N	9833 45TH AV SW

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4	012303	9054	10/24/01	299950	1640	760	8	1973	3	9425	N	N	10803 31ST AV SW
4	916910	0030	07/10/00	325000	1720	0	8	1931	3	5624	N	N	8432 FAUNTLEROY WY SW
4	916960	0285	04/16/01	385000	1730	400	8	1972	4	6090	Y	N	8730 43RD PL SW
4	916960	0065	04/11/00	442000	1760	800	8	1967	3	10600	Y	N	4302 SW CLOVERDALE ST
4	176960	0148	07/12/00	375000	1760	500	8	2000	3	3711	N	N	10831 35TH AV SW
4	176960	0147	07/10/00	379000	1760	500	8	2000	3	3781	N	N	10839 35TH AV SW
4	511900	0030	11/13/00	245000	1790	0	8	1959	3	7260	N	N	10817 32ND AV SW
4	176960	0134	10/02/01	301200	1900	330	8	1968	4	7260	N	N	3526 SW 110TH ST
4	259420	0303	06/27/00	330000	1910	0	8	1981	3	5520	N	N	9725 44TH AV SW
4	259530	0010	08/09/01	348300	1920	0	8	1954	3	8040	N	N	9610 CALIFORNIA AV SW
4	012303	9511	08/22/00	292500	1930	0	8	1958	4	11340	N	N	10715 SEOLA BEACH DR SW
4	916910	0025	01/17/01	370000	1940	0	8	1931	4	6216	N	N	8430 FAUNTLEROY WY SW
4	176960	0183	10/05/01	235000	1970	0	8	1956	4	6916	N	N	11015 36TH AV SW
4	259420	0175	03/14/01	510000	2030	0	8	1954	3	13125	Y	N	9716 MARINE VIEW DR SW
4	432020	0005	05/25/01	450000	2190	0	8	1980	3	6480	Y	N	7304 VASHON PL SW
4	511901	0030	10/16/01	291000	2190	0	8	1980	3	8217	N	N	3000 SW 109TH ST
4	176960	0143	06/20/00	330000	2260	0	8	1984	3	7402	Y	N	10855 35TH AV SW
4	248290	0080	04/24/01	494500	2594	0	8	1968	4	10780	Y	N	8512 FAUNTLEE CREST SW
4	249320	0115	08/28/00	595000	2820	0	8	1965	3	7600	Y	N	8459 42ND AV SW
4	932280	0175	03/03/00	735000	3130	0	8	1950	5	15450	Y	N	10411 MARINE VIEW DR SW
4	916960	0289	03/03/00	425000	1260	590	9	1972	4	7458	Y	N	8718 43RD PL SW
4	259420	0260	07/30/01	710000	1460	1000	9	1959	4	19880	Y	N	4400 SW ROXBURY PL
4	248500	0105	05/29/01	510000	1520	100	9	1962	4	8640	Y	N	8746 FAUNTLEE CREST SW
4	249320	0065	05/31/01	620000	1530	770	9	1993	3	6336	Y	N	8419 42ND AV SW
4	176960	0053	05/15/00	342500	1580	600	9	1953	4	11480	Y	N	10826 MARINE VIEW DR SW
4	916960	0208	08/30/00	454000	1670	1440	9	1963	3	5320	Y	N	8487 TILLCUM RD SW
4	916960	0060	09/26/01	460000	1680	1300	9	1956	3	20600	Y	N	8488 TILLCUM RD SW

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4	431670	0038	01/12/01	462500	1890	100	9	1990	3	4128	Y	N	7051 F LINCOLN PARK WY SW
4	790220	0050	03/23/01	500000	1930	1360	9	1942	3	11700	Y	N	10718 MARINE VIEW DR SW
4	248770	0160	05/19/00	423000	2080	920	9	1951	3	7000	Y	N	4535 SW CONCORD ST
4	176960	0263	06/11/01	359950	2090	0	9	1998	3	7300	N	N	3622 SW 112TH ST
4	248720	0328	07/27/00	450000	2120	0	9	1975	3	5000	Y	N	9315 CALIFORNIA AV SW
4	515470	0024	10/10/01	526250	2140	240	9	1991	3	5000	Y	N	8639 FAUNTLEROY WY SW
4	431670	0034	05/12/00	461000	2220	100	9	1990	3	3479	Y	N	7051 C LINCOLN PARK WY SW
4	932280	0080	05/02/01	1370000	2520	1700	9	1959	4	22050	Y	Y	10477 MAPLEWOOD PL SW
4	234680	0535	06/04/01	620000	2560	1030	9	1986	3	6500	Y	N	9841 51ST AV SW
4	916910	0255	08/08/01	665000	2580	0	9	2001	3	5000	N	N	8640 46TH AV SW
4	352403	9053	12/18/01	639500	2580	0	9	2001	3	4000	N	N	4349 SW TRENTON ST
4	022303	9032	12/14/01	560000	2580	0	9	1957	4	6660	Y	N	10237 MARINE VIEW DR SW
4	352403	9018	04/14/00	650000	3070	0	9	1997	3	17576	N	N	8000 46TH AV SW
4	932280	0135	08/23/01	845000	2140	520	10	1996	3	11900	Y	N	10444 47th Ave SW
4	249320	0110	06/27/00	776000	2440	1270	10	2000	3	7600	Y	N	8455 42ND AV SW
4	248720	0360	12/29/00	850000	3500	700	10	1999	3	9934	Y	N	9355 CALIFORNIA AV SW

**Vacant Sales Available to Develop the Valuation Model
Area 17**

There are an insufficient number of vacant sales to develop a valuation model.